

WHL 67-26
#14800WARRANTY DEED
JOINT TENANCY

031587

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

That, Dixon Construction, Inc., having a principal place of business in Benton, County of Kennebec and State of Maine

in consideration of One Dollar and other valuable considerations

paid by Gregory G. Potter and Kelly A. Potter, of Waterville, County of Kennebec and State of Maine,

the receipt whereof, it does hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Gregory G. Potter and Kelly A. Potter, their heirs and assigns, forever,

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said Gregory G. Potter and Kelly A. Potter, their heirs and assigns to their own use and behoof forever.

AND it does COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises and that it is free of all encumbrances:

that it does have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Dixon Construction, Inc. by and through its President, Douglas P. Dixon joining in this deed as grantor and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set his hand and seal in his said capacity this sixth day of November in the year of our Lord one thousand nine hundred and ninety-two.

SIGNED, SEALED and DELIVERED,
IN PRESENCE OF

[Signature]

DIXON CONSTRUCTION, INC.

[Signature]
By: Douglas P. Dixon, President

STATE OF MAINE
County of Kennebec ss.

November 6, 1992

Personally appeared the above named Douglas P. Dixon of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me, [Signature]
Notary Public

LINDA B. GIFFORD
MY COMMISSION EXPIRES
NOVEMBER 4, 1996



SCHEDULE A

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Waterville, located on Pleasant Hill Drive, in the County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Northerly point of Lot 56; thence heading S 60 degrees 14' 01" E 75.00' (Seventy-five and no one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking beginning point of curve. Thence heading along curved Pleasant Hill Drive right-of-way 155.00' (Two hundred fifty-five and eighty one hundredths feet) to an iron pin marking the most Southerly point of said Lot 56, curve radius 120.00' (One hundred twenty and no one hundredths feet) on property line; thence heading N 65 degrees 39' 26" W 177.77' (One hundred seventy-seven and seventy-seven one hundredths feet) along Lot 55 to an iron pin marking the most Westerly point of said Lot 56; thence heading N 29 degrees 45' 59" W 200.00' (Two hundred and no one hundredths feet) along Lot 57 to the beginning pin.

The above description meaning and intending to describe said Lot 56 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 23, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded in Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 23.

This conveyance is also made subject to all easements, rights of way and zoning restrictions of record.

Meaning and intending hereby to convey the same premises conveyed by James A. McBrady to Dixon Construction, Inc. by warranty deed dated September 29, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4248, Page 302.

RECEIVED KENNEBEC SS.

1992 NOV 13 PM 3:08

ATTEST: *Norma B. Mann*
REGISTER OF DEEDS

POOR ORIGINAL AT TIME OF RECORDING

POOR ORIGINAL AT TIME OF RECORDING